



CLACKAMAS COUNTY

## Soil and Water Conservation District

APPROVED 4/16/13

### SWCD Board Meeting Minutes for April 3, 2013 Special Meeting

#### Present:

**Directors:** Ron Oberg (Chair), Joan Zuber (Secretary), Don Guttridge (Treasurer), Jesse Nelson

**Associate Directors:** Roger Fantz, Janiece Miller

**Staff:** Lisa Kilders, Marlene Lloyd, Eann Rains, Tom Salzer

**Guests:** Mike Dillard, Danny McGinley

#### **CALL TO ORDER**

With a quorum present, Chair Oberg called the meeting to order at 8:30 a.m. on Wednesday April 3, 2013 in the Clackamas County SWCD conference room at 221 Molalla Ave., Suite 102 in Oregon City.

#### **OATH OF OFFICE**

Chair Oberg administered the oath of office to Roger Fantz, newly appointed at the March 20, 2013 regular meeting to serve as an at-large director.

#### **EXPENDITURES**

Staff Lloyd reviewed the standing monthly invoices and unusual invoices that need to be paid before the next board meeting. Lloyd noted our office rent was lower due to an adjustment made by the landlord. There is a check to the County Fair for the deposit on our County Fair booth and a check to the Clackamas River Water Providers for the septic inspection and pumping rebate program that was approved in December, 2012. The expenditures totaled \$31,210.45 on check numbers 4886 – 4894. Directors Guttridge/Zuber moved/seconded to approve the expenditures as presented. Motion carried unanimously.

#### **PROPERTY**

Manager Salzer updated the board on the Beaver Creek property. The property owners have accepted an offer and a sale is pending. There is a possibility of submitting a back-up offer if the sale falls through.

The board discussed the pros and cons of the property:

- This is a unique property with many opportunities.

- Fifteen acres is too much property. The district needs to make a plan for what we want to do with any property before we make a purchase. Two to three acres is plenty of space for office, parking, and demonstrations.
- We need a convenient location.
- Lots of things we would demonstrate wouldn't need more than a few acres.
- Is demand rising for larger parcels?
- It would be helpful to know how many acres we would need.
- What is the process of giving a back-up offer? The property was listed at 699,000. We could offer \$650,000 - half in cash and half financed.

The Pleasant Ave. property has slope considerations and a large oak that may take up building room. It is in a good location, but it is only one acre. We paid \$101,500 for the property.

(Budget Committee member John Borden arrived at 8:50 a.m.)

Manager Salzer reported that there is a property potentially for sale that is two acres near the county offices. It has an old house, garage and green space. It is fairly flat. He asked the board for clear guidelines in looking for a property so staff time is not wasted looking at properties that the board will not consider.

Guest Danny McGinley stated that the process of figuring out acres needed and how to use them, both on property you have already acquired and any new property, is important. He offered to walk the board through the process.

It was discussed that we need to look at what the board envisions at 20 years, 10 years and maybe 5 years. We can work on the property we have while we figure out what we want to do about a larger parcel. While it would be good to have an office in or near the county seat, the Beavercreek location was 8-10 minutes away.

The board needs to discuss the idea of the District leasing fields and pastures. Everyone's idea of a lease is different and not all leases are the same. It was noted that East Multnomah SWCD purchased 60 acres and has started a farm incubator. They plan to have the acreage filled in three years.

Directors Guttridge/Zuber moved/seconded to approve a back-up offer of \$655,000 be submitted on the Beavercreek property. Directors Guttridge, Zuber and Fantz voted in favor of the motion. Director Nelson opposed the motion. Motion passed by majority vote.

## ADJOURN

There being no other business announced for this special meeting, Chair Oberg adjourned the meeting at 9:04 am.

Respectfully submitted,



Lisa Kilders, Assistant District Manager

# Voucher Approval List 04/03/2013

VENDOR NAME:	MEMO:	check Numbe	DATE:	AMOUNT PAID:
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## Recurring Expenses Authorized for Payment by Resolution 2013-001:

Clackamas County Department of Finance	April Benefits	4887	4/3/2013	\$ 14,981.54
Comcast	March/April DSL for District Network	4889	4/3/2013	\$ 121.90
Integra Telecom	Payment for District's monthly Telephone Service	4890	4/3/2013	\$ 626.82
MODOC Investments, LLC dba Redside Equities	April Rent & Op Exp \$7,302.29;2012 Op Exp Recon (2,793.97);2013 Op Adj (764.41)	4891	4/3/2013	\$ 3,743.91
Pacific Automation	February Copier Expense	4892	4/3/2013	\$ 321.70
Sonitrol	April Monitoring	4893	4/3/2013	\$ 149.00
Voyager Fleet Systems Inc	Feb/March Fuel for District Vehicles	4894	4/3/2013	\$ 540.58
		Subtotal		\$ 20,485.45
<b>Additional Payments Authorized by Board</b>				
Clackamas County Fair	Aug 2013 Fair Booths 32-35, Payment 1 of 2	4886	4/3/2013	\$ 725.00
Clackamas River Water Providers	Septic System Inspection and Pump Rebate Program (Board Approved in Dec)	4888	4/3/2013	\$ 10,000.00
		Total		\$ 31,210.45

Approved By Board:

Board Chair



Board Treasurer

